



TOWN OF HOPEDALE

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Board of Selectmen
Robert P. Burns, Chm.
Janet Orff Jacaruso
Sandra Biagetti

Town Coordinator
Steven A. Sette

BOARD OF SELECTMEN MINUTES April 11, 2014

Chairman Burns opened the Regular Meeting of the Board and Selectmen at 6:00 p.m. in the Draper room of the Town Hall and moved into the agenda. Present: Chairman Robert Burns, Selectwoman Sandra Biagetti, Selectwoman Janet Jacaruso, and Videographer Jeffrey.

Chairman Burns stated, the reason for the Board of Selectmen to meet this evening is to reconsider/supersede a vote taken at the April 7, 2014 Board of Selectmen meeting addressing the re-zoning, to commercial use, of certain portions of Route 16, Route 140 and Hartford Avenue. The reason for the re-consideration arises from the fact that the motion presented to the Board of Selectmen by the Planning Board mistakenly identified the directions, e.g., north versus south, defining one or more of the parcels the Planning Board is proposing to re-zone. The purpose of the Board of Selectmen vote was to authorize the Planning Board to go forward with public hearing(s) on the proposed re-zoning, and to proceed with such other acts as may be required by law.

Selectwoman Biagetti made a motion to move that the Board vote to reconsider its vote of April 7, 2014 on the re-zoning of portions of Route 16, Route 140 and Hartford Avenue, due to the fact that the April 7, 2014 vote misidentified the location of one or more of the areas to be re-zoned, that the Board authorize the Planning Board proceed with the re-zoning process, including the holding of public hearings to consider the re-zoning proposals of the Planning Board, and as otherwise required by law, relative to the following property areas:

Re-zone from RB Residential to General Business-A

A. From Assessors Map of the Town of Hopedale. (Sheet 11)

Starting at Parcel 39 thru Parcel 6, inclusive, heading East bound on the Southerly side of Route 16.

Starting at Parcel 80 thru Parcel 45 heading West bound on the Northerly side of Route 16.

Re-zone from Residential RB to General Business-B

B. From Assessors Map of the Town of Hopedale. Sheets 17-21-24-25

Starting at Parcel 43 thru Parcel 36, inclusive, heading South bound on Route 140 on the Westerly side.

Starting at Parcel 26 thru Parcel 49 heading North bound on Route 140 on the Southerly side.

Re-zone from Residential RB to General Business-B

C. From Assessors Map of the Town of Hopedale Sheet 25.

Option #1

Starting at Parcel 26 thru Parcel 22-5-1 heading West on Hartford Avenue on the Northerly side.

Option #2

Starting at Parcel 22-5-1 thru Parcel 13 heading West on Hartford Avenue on the Northerly side.

2. **Re-zoning Route 16. Hartford Avenue. Route 140.**

a. **Route 16:**

Parcel 39 thru Parcel 6, south side, inclusive, heading East bound on the Southerly side of Route 16

Parcel 80 thru Parcel 45 heading West bound on the Northerly side of Route 16

b. **Route 140:**

Parcel 43 thru Parcel 36, inclusive, heading South bound on Route 140 on the Westerly side
Parcel 26 thru Parcel 49, heading North bound on Route 140 on the Southerly Side

c. **Hartford Avenue:**

Option 1 - Parcel 26 thru Parcel 22-5-1, heading West on Hartford Avenue on the Northerly side

Option 2 - Parcel 22-5-1, thru Parcel 13 heading West on Hartford Avenue on the Northerly side

Proposed Frontage

Route 16: 50 foot frontage using existing property lines with 5,000 square foot lots as a minimum; 55 feet from roadway

Route 140 and Hartford Avenue: 75 foot frontage, 15,000 square foot total area

Proposed Setback Requirements

Route 16: 15 feet; 25 feet when abutting residential lot.*

Route 140 and Hartford Avenue: 55 feet; 25 feet when adjacent to residential lot; 15 feet, side; 25 feet, rear; 55 feet, front.*

* Special Permit will be required for any building 5,000 square feet; height requirements will remain consistent with current By-laws (45 feet).

Percentage of Open Space

30% - Applicant may seek Special Permit if situation is warranted.

and, further, that this vote shall supersede the April 7, 2014 vote of the Board of Selectmen.

MSDV to reconsider its vote of April 7, 2014 on the above re-zoning of portions of Route 16, Route 140 and Hartford Avenue. Chairman Burns-Aye, Selectwoman Biagetti-Aye, Selectwoman Jacaruso-Aye.

MSDV to adjourn the open session meeting of April 11, 2014 at 6:06 p.m. Chairman Burns-Aye, Selectwoman Biagetti-Aye, Selectwoman Jacaruso-Aye.

RCV**; Chairman Burns-Aye; Selectwoman-Biagetti- Aye; Selectwoman Jacaruso

Robert P. Burns, Chairman

Janet Orff Jacaruso

Sandra Biagetti

Hopedale Board of Selectmen

*Moved, Seconded, Discussed and Voted ** Roll Call Vote